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**PLANNING COMMISSION**

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 Sujendra Mishra, *Vice-Chair*  
 Rick Biasotti  
 Kevin Chase  
 Mary Lou Johnson  
 Bob Marshall, Jr.  
 Perry Petersen

**COMMUNITY DEVELOPMENT DEPARTMENT****PLANNING COMMISSION AGENDA**

Tuesday, August 16, 2005  
 San Bruno Senior Center  
 1555 Crystal Springs Road  
 7:00 p.m.

**Roll Call****Pledge of Allegiance**

1.	<b>Approval of Minutes</b>	July 19, 2005 August 2, 2005	
2.	<b>Communications</b>		
3.	<b>Public Comment</b>		<b>Actions</b> ↓
4.	<b>166 Riviera Court (UP-05-50)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Conditional Use Permit to allow a large family day care operation in a single family residential zone; per Section 12.84.200 of the San Bruno Zoning Ordinance. – Naila & Walid Nimri (Owner/Applicant) <b>UP 05-50</b>	
5.	<b>451 El Camino Real (UP-05-51)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> C-N (Neighborhood Commercial)	Request Conditional Use Permit to allow the sales of alcoholic beverages in conjunction with the operation of an existing restaurant (Cleo's Brazilian Steak House), per Chapters 12.84.210 and 12.96.100(C) of the San Bruno Zoning Ordinance. – Ildefonso Ramirez Perez/Cleo's Brazilian Steakhouse (Applicant); Anstell Ricossa (Owner) <b>UP-05-51</b>	

6.	<p><b>521 3<sup>rd</sup> Ave.</b> <b>(UP-05-44)(MM-05-12)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Conditional Use Permit to allow the construction of a first story addition which proposes to increase the gross floor area by more than 50%, and a Minor Modification to allow the addition to encroach 2'-0" into the required 5'-0" side yard setback, per Sections 12.200.030.B.1 and 12.120.010.B of the San Bruno Zoning Ordinance – Sergio Galdamez (Applicant), Michael Bernard (Owner) <b>UP-05-44; MM-05-12</b></p>	
7.	<p><b>4300 Susan Drive</b> <b>(GPA-05-01)(ZC-05-01)(PDP-05-02)</b></p> <p><b><u>Environmental Determination:</u></b> This application is proposed accordance with a Mitigated Negative Declaration, which is not yet approved, and is scheduled for approval at an upcoming Planning Commission hearing.</p> <p><b><u>Zoning:</u></b> P-D (Planned Development)</p>	<p>Request for a General Plan Amendment to change the current designation from Medium Density Residential to High Density Residential at 40 dwelling units per acre, a Planned Development rezoning request to change the current zoning from Medium Density Planned-Development (P-D) to High Density Planned Development (P-D), and a Planned Development Permit (PDP) to allow the demolition of the existing medium density apartment complex and the development of new high density apartment complex, per Chapter 12 of the San Bruno Municipal Code. OP Property Management (Applicant/Owner). <b>GPA-05-01, ZC-05-01, PDP-05-02</b></p>	
8.	<b>City Staff Discussion</b>	Select August 25, 2005 Architectural Review Committee Members	
9.	<b>Planning Commission Discussion</b>		
10.	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*